139.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,204,200 /	1,204,200
USE VALUE:	1,204,200 /	1,204,200
ASSESSED:	1,204,200 /	1,204,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NATHANSON MARK/ETAL
Owner 2:	NATHANSON SHARMAN C
Owner 3:	
Street 1:	30 WOODLAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 3526 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7114.000	634,100		570,100	1,204,200
Total Card	0.163	634,100		570,100	1,204,200
Total Parcel	0.163	634,100		570,100	1,204,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.54 | /Parcel: 341.5

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
89031			02/17/09

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0008.0

!10725!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	634,000	0	7,114.	570,100	1,204,100	1,204,100	Year End Roll	12/18/2019
2019	101	FV	464,900	0	7,114.	601,700	1,066,600	1,066,600	Year End Roll	1/3/2019
2018	101	FV	464,900	0	7,114.	443,400	908,300	908,300	Year End Roll	12/20/2017
2017	101	FV	464,900	0	7,114.	424,400	889,300	889,300	Year End Roll	1/3/2017
2016	101	FV	464,900	0	7,114.	392,700	857,600	857,600	Year End	1/4/2016
2015	101	FV	454,100	0	7,114.	329,400	783,500	783,500	Year End Roll	12/11/2014
2014	101	FV	454,100	0	7,114.	321,800	775,900	775,900	Year End Roll	12/16/2013
2013	101	FV	454,100	0	7,114.	306,600	760,700	760,700		12/13/2012

PRINT

Date	Time
12/11/20	01:00:14

LAST REV

Date	Time
09/21/11	15:39:36

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10725

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINLEY ESTHER	26833-82		11/18/1996		375,000	No	No		Y

USER DEFINED

Prior Id # 1:	89031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2010	686	Re-Roof	16,000					
11/12/1998	791	Addition	93,000					18X15 ADD + 27X50

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2009	Measured	372	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7114		Sq. Ft.	Site		0	90.	0.89	10									570,081						570,100	

Total AC/HA:	0.16331	Total SF/SM:	7114	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	570,081	Spl Credit		Total:	570,100

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97771537
Const Adj.:	1.00989902
Adj $ / SQ:	123.424
Other Features:	154500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778962
Depreciation:	144887
Depreciated Total:	634075

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 5			Baths: 3				HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	5	
Totals			
1	14	5	

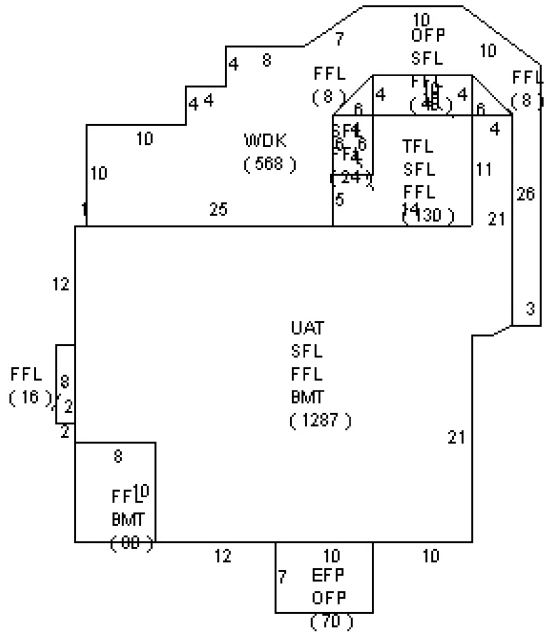
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.34
Special Features:	0	Val/Su Net:	112.41
Final Total:	634100	Val/Su SzAd	197.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,593	123.420	196,615
SFL	Second Floor	1,481	123.420	182,791
BMT	Basement	1,367	37.030	50,616
WDK	Deck	568	7.840	4,452
UAT	Upper Attic	322	95.040	30,578
TFL	Third Floor	130	123.420	16,045
OFP	Open Porch	110	31.810	3,499
EFP	Enclos Porch	70	66.770	4,674
Net Sketched Area:		5,641	Total:	489,270
Size Ad	3204	Gross Are	6606	FinArea 3526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: